

**Proffer Statement**  
**September 26, 2007**

**ZCPA 2007-0006**  
**Potomac Terrace Bus Shelter**

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Pursuant to Section 15.2-2303 of the Code of Virginia (1950), as amended, and the Loudoun County Zoning Ordinance (1993), as amended, Lauren Englander, representing the Cascades Community Association, Inc. as owner of a lot identified Tax Map Number: /81/S/3///A-1/ and as PIN 019 30 1805, hereby voluntarily proffer, that in the event the Board of Supervisors of Loudoun County (the "Board") approves the Proffer Amendment and Zoning Concept Plan Amendment (ZCPA 2007-0006), development shall be in substantial conformance with the following conditions and shall be binding upon the successors and assigns.

Said terms and conditions set forth herein below shall only amend the proffers and concept development plan from ZMAP 326 as specifically referenced herein and only with respect to the subject parcel. All other proffers of ZMAP 326 shall remain in full force and effect.

Pursuant to Section 15.1-491 of the Code of Virginia (1984 Cumm. Supp.) and Section 1202.1 of the Zoning Ordinance of Loudoun County, Virginia (1972, as amended), the ~~Applicant~~ Owner or his successor in title in Zoning Map Amendment Petition 326 (ZMAP #326) concerning property referred to among the land records of Loudoun County as Tax Map 81, Parcels 112 & 113, does hereby proffer the following conditions, contingent upon the rezoning of the subject property to the Zoning District applied for, namely Planned Development Housing (PD H-24) District at an overall density allowing not less than 159 dwelling units substantially in the mix of 32 single-family detached and 127 attached as provided for in the applicants Concept Plan plat dated February 10, 1984 revised November 2, 1984, ~~and November 8, 1984, and September 26, 2007~~ hereinafter sometimes referred to as the Concept Plan.

(2.) The applicant agrees to construct three tot lots, one paved multi-purpose court, one soccer field, one school bus stop shelter, ~~and one public bus stop shelter~~ within the open space as identified on the concept plan. Maintenance of these facilities shall be by a non-profit Homeowners Association. Public access to the facilities shall be at the sole discretion of the Homeowners Association. Said improvements are to be bonded at the time of subdivision record plat approval and constructed either with that section of units immediately adjacent thereto or, in any case, prior to construction of 50 percent of the total number of dwelling units on the site.

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**BINDING EFFECT:**

These proffers shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the Owners. The Owners warrant that they each have a legal interest in their respective properties and have full power and authority to execute these proffers and bind the Property, without joinder of any additional party, and hereby execute these proffers voluntarily.

\_\_\_\_\_  
Lauren Englander  
Cascades Community Association, Inc.

STATE/Commonwealth of \_\_\_\_\_  
CITY/COUNTY OF \_\_\_\_\_, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that \_\_\_\_\_, whose name is signed to the foregoing Proffer Statement, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_